

# BY BLUE

## INTERNATIONAL REALTY

For sale in Carqueiranne, superb property with beautiful views



**Carqueiranne - 1 195 000 €**

Ref. 85977297

In Carqueiranne, in a highly sought-after residential neighborhood, I invite you to discover this beautiful property offering approximately 229 m<sup>2</sup> of living space (341 m<sup>2</sup> total floor area), with stunning open views of the surrounding hills. Located in a privileged setting just minutes from amenities and beaches.

Set on a landscaped plot of approximately 1,185 m<sup>2</sup>, filled with typical Mediterranean vegetation, this property stands out for its flexible layout and generous volumes. It consists of a main house with three bedrooms, a 3 bedroom apartment, and a one bedroom apartment on the garden level. These two units can be connected to the main house, offering great flexibility to suit various needs.

Each unit enjoys its own private outdoor space, with numerous terraces that allow you to fully enjoy the setting and sunlight.

Additional features include: a laundry room, a spacious game room of about 70 m<sup>2</sup>, a summer kitchen, a salt-treated swimming pool, a double garage and a single garage with electric shutters, an automated gate, and a garden shed.

For your comfort, several heating systems are available: underfloor heating, a pellet stove, and reversible air conditioning.

This versatile property is ideal for a large family, a second home, or a guest house project. A guided virtual tour is available—contact me to access it.

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Its location, views, and amenities make this a must-see property.

Living area : 228.55 m<sup>2</sup>

Bedrooms : 7

Surface area of land : 1185.00 m<sup>2</sup>

Exposition : South-east, South-west Rooms : 9

✓Cave

✓Swimming pool

Property tax : 3 600 €

Fees payable by vendor

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